



Delegated Report

Reserved Matters Planning Application

Planning Application No: 20230537

Location: 1 Foxbury Manor Old Watling Street Higham Rochester

Description: Reserved Matters application for the approval of appearance and landscaping (Condition 3), full particulars of all fences, walls or other means of enclosure to the plot boundaries of the residential units (Condition 5), full particulars of cycle storage and refuse bin storage facilities to serve the residential unit (Condition 6), archaeological field evaluation works and any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation (Condition 7 i and ii), comprehensive Code of Construction Practice (Condition 8), a preliminary ecological appraisal (PEA) (Condition 9) and details of all proposed external lighting (Condition 10) pursuant to outline application reference number 20211448 for Application for outline planning permission with all matters reserved and being for the erection of one detached dwelling adjacent to 1 Foxbury Manor.

Applicant: Mrs C Parker

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 22/388/01 Rev B – Proposed Plans and Elevations;
Drawing No. 22/388/02 Rev C – Proposed Location and Block Plan;
Drawing No. 22/388/03 Rev B – Proposed Site Section, Floor Plan;
Supplementary Information – Lighting Details;
Supplementary Information – Code of Construction Practice;
Supplementary Information – Preliminary Ecological Appraisal (Ref. 2022/08/02) November 2022;
Supplementary Information – Archaeological Evaluation (TQ 70619 69538) Kent Archaeological Projects; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211448	Application for outline planning permission with all matters reserved and being for the erection of one detached dwelling adjacent to 1 Foxbury Manor.	Permission	25.01.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport

- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact on development on the highway network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 4 – Decision-making
- 5 – Delivering a sufficient supply of homes
- 8 – Promoting healthy and safe communities
- 11 – Making effective use of land
- 12 – Achieving sustainable development and well-designed places
- 13 – Protecting Green Belt land
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

KCC – Heritage

The application has been made with a copy of the archaeological evaluation report for the site by Kent Archaeological Projects. The field evaluation demonstrated modern disturbance and no significant pre-modern archaeology. No further archaeological work is required and I would be happy for the submitted report to be approved and for Condition 7 (Parts i and ii) to be discharged in full.

KCC – Ecology

15.06.23

We have reviewed the ecological information submitted in support of this application in relation to Conditions 3, 9 and 10. And advise that to comply with wildlife legislation and biodiversity policy, several amendments to submitted documents should be requested/ conditions attached to any granted planning permission.

Condition 9

Prior to the commencement of any works a preliminary ecological appraisal (PEA) shall be carried out to enable

consideration of the potential for protected/notable species to be present and the appraisal shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the survival and protection of important species and those protected by legislation that could be affected by the development, in accordance with Local Plan: Core Strategy Policy CS12 and paragraph 179 of the National Planning Policy Framework, which seeks the protection of priority species.

Comments:

We have reviewed the submitted PEA report. To comply with relevant legislation and policy, this document includes a number of recommendations. It is not clear how the ecological recommendations with this report have been incorporated into submitted plans/documents. This includes recommendations in relation to:

- Mitigations during site clearance and construction;
- Lighting;
- Planting;
- Habitat features such as bat and bird boxes.

As a consequence, we suggest that the submitted documents in relation to Conditions 3 and 10 be amended to incorporate the recommendations with the submitted ecology report. We also suggest a condition relating to the application of wildlife sensitive methodologies during site clearance and construction. This will ensure that the development avoids breaches of wildlife legislation and complies with current biodiversity policies.

Further details regarding our suggestions are provided below.

Biodiversity Method Statement

The PEA report recommends mitigations during site clearance and construction. To avoid breaches of wildlife legislation and to minimise harm to biodiversity features during site clearance and construction in line with section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraph 174 of the National Planning Policy Framework (NPPF) 2021, we recommend that the following condition be attached to any granted planning permission:

From commencement of works (including site clearance), methods for the protection of retained habitats and precautionary mitigation measures for protected species will be followed in accordance with the details contained in Section 4 of the Preliminary Ecological Appraisal report (KB Ecology, November 2022).

Condition 3

Details of the appearance and landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 (1) of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Comments:

Under section 40 of the Natural Environment and Rural Communities Act (NERC) Act 2006 and paragraph 174 of the National Planning Policy Framework (NPPF) 2021, biodiversity must be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 180 of the NPPF 2021, the implementation of measurable net gains for biodiversity (integrated as part of design) should be encouraged.

The replacement of green space with hardstanding and buildings constitutes a loss of biodiversity in the absence of compensation. The proposed landscaping does not appear to maximise the use of species-rich native/wildlife-friendly planting to offset the loss of the greenspace on the site (including a section of native hedgerow). The landscaping plans also do not show the inclusion of bat/bird boxes or hedgehog holes as recommended within the submitted ecology report.

We recommend that the landscaping plans are updated to show the following to make clear any biodiversity losses/gains on-site:

- Retained, created and removed vegetation (semi-mature/mature trees and native hedgerows should be

- prioritised for retention);
- Where hedgerows are proposed, replace single species and non-native hedgerows with species-rich native hedgerows along the boundaries. Species-rich means at least five native species per 30m of hedgerow;
- Basic management required to achieve biodiversity objectives/comply with legislation. For example, species-rich hedgerows should achieve a height of at least 1.8m high by 1.8m wide to provide a good habitat feature. Cutting of the hedgerow will also need to be considerate to nesting birds, flowering and fruiting times;
- Hedgehog holes in fencing;
- Integrated or woodcrete/woodstone bird boxes suitable for swift; and
- Integrated or woodcrete/woodstone bat boxes.

Appendix 1 provides some generic (non-exhaustive) information regarding these enhancements. To provide a view regarding the potential ecological benefits or risks of any project, in line with relevant legislation and planning policy, we require sufficient detail to be submitted. Without sufficient detail we are unable to provide an opinion regarding the suitability of any proposed measures. Suitable detail may include the provision of information such as:

- The proposed target species for boxes;
- Make and model of any boxes;
- Location information such as height, aspect, surrounding habitat;
- Detailed planting schedules; and
- Basic management necessary to ensure the habitat is suitable for the target species.

Condition 10

Prior to the first occupation of the development hereby approved, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site.

Reason: In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Comments:

the development is situated with green corridors to the north and south. The submitted ecology report recommends that the Institution of Lighting Professionals 'Guidance Note 8 Bats and Artificial Lighting' should be consulted when designing external lighting. This is to minimise impacts to foraging and commuting bats.

Lighting in the vicinity of a bat roost or along commuting / foraging routes could constitute an offence both to a population and to individuals. Artificial lighting has been shown to be particularly harmful to bats along river corridors, near woodland edges and near hedgerows. Local authorities have a duty to ensure impacts upon legally protected species are avoided and impacts upon bats are a material consideration in any planning permission under the Natural Environment and Rural Communities Act 2006 and through the National Planning Policy Framework 2021.

The make and model of the proposed lights were not clear on the submitted proposed location and block plan. As a result, it has not been possible to fully comment on the suitability of the lighting proposed in relation to biodiversity. However, the image of the rear wall lights in particular, suggests that the lighting may be upward facing which has the potential to be detrimental to biodiversity. We suggest that lighting for the site be reconsidered with the following recommendations in mind:

- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component;
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
- Only luminaires with an upward light ratio of 0% and with good optical control should be used;

- Luminaires should always be mounted on the horizontal, i.e., no upward tilt; and
- Any external security lighting should be set on motion-sensors and short (1min) timers.

11.07.23

We have reviewed the ecological information submitted in support of this application in relation to Conditions 3, 9 and 10 (wording provided in Appendix 1). Our comments are summarised as follows:

We are pleased to see hedgehog holes, swift bricks, an integrated bat box and bulb planting included on drawings. However, we request several further changes/clarifications to plans. Full justification for this is provided in our previous advice note:

1. It appears that the swift bricks are on a west facing elevation. Bird boxes need a north or east facing elevation, and bat boxes are best sited where they are likely to receive more sun. We therefore recommend that the bird boxes be moved to an east facing elevation, and the bat box to the west elevation. Placing boxes in the wrong locations reduces the chance of use, and for birds could prove fatal to chicks if they overheat;
2. With regards to lighting, we note that our previous recommendations have been copied and pasted onto plans. However, the make/model of the chosen light with technical specifications are not available to demonstrate compliance. It would be helpful to have this information in order that evidence be provided that our lighting recommendations have been implemented;
3. No mitigations during site clearance/construction have been proposed by the applicant, a condition relating to the application of wildlife sensitive methodologies during site clearance and construction is recommended. This will ensure that the development avoids breaches of wildlife legislation and complies with current biodiversity policies. Suggested condition wording:

From commencement of works (including site clearance), methods for the protection of retained habitats and precautionary mitigation measures for protected species will be followed in accordance with the details contained in Section 4 of the Preliminary Ecological Appraisal report (KB Ecology, November 2022).

It may be possible for the planning officer to verify the alterations/ additional clarification requested, once received, are in line with our recommendations without the need to reconsult us.

12.07.23

In response to the comments received 11.07.23, revised plans were received moving the swift boxes to the east elevation and bat box to the west elevation which was agreed by KCC – Biodiversity.

With regard to points 2 and 3, relating to lighting and mitigation, the applicants asked if these details could be conditioned, which KCC – Biodiversity advised they were happy with this approach, however conditions cannot be imposed on reserved matters and these details would need to be submitted prior to determination.

03.08.23

In our previous letter, we stated the following in relation to lighting:

“We note that our previous recommendations have been copied and pasted onto plans. However, the make/model of the chosen light with technical specifications are not available to demonstrate compliance. It would be helpful to have this information in order that evidence be provided that our lighting recommendations have been implemented”.

We have not fully reviewed the additional information as on opening the first document: Veelite: Polo Wall Light, under the heading LED, the specification is 4000K as standard.

The proposed location and block plan includes the following text:

Proposed lighting

LED luminaires, lower intensity, good colour rendition and dimming capability;

A warm white spectrum (<2700Kelvin) to reduce blue light component;
Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
Upward light ratio of 0% and with good optical control should be used;

Luminaires should always be mounted on the horizontal, i.e., no upward tilt; and Any external security lighting should be set on motion-sensors and short (1min) timers.

10.08.23

Lighting details were submitted to the local authority and the following comments were received from KCC – Biodiversity:

16.08.23

We have reviewed the ecological information submitted in support of this application in relation to Conditions 3, 9 and 10 (wording provided in Appendix 1). Our comments are summarised as follows:

1. Sufficient information has been provided to discharge Conditions 3 and 10 in relation to ecology matters.
2. For Condition 9: A statement from the applicant should be provided to show a commitment to apply wildlife sensitive methodologies during site clearance and construction in accordance with the details contained in Section 4 of the Preliminary Ecological Appraisal report (KB Ecology, November 2022). This will ensure that the development avoids breaches of wildlife legislation and complies with current biodiversity policies. Once this statement has been received, sufficient information will have been received to discharge Condition 9.

16.08.23

The agent submitted a statement in relation to Condition 9.

KCC – Highways and Transportation

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

GBC Environmental Protection

06.06.23

Only conditions 8 (Code of Construction Practice) and 10 (external lighting) are of relevance to Environmental Protection.

With regards to Condition 8, the information submitted is satisfactory and covers all the areas required by the condition. The condition can be discharged.

With regards to Condition 10, although the information submitted is minimal, the lights chosen are acceptable in terms of overspill and amenity. The condition can be discharged.

Following the submission of lighting details the following comments were received:

27.07.23

Nothing further to add to my previous consultation response.

GBC - Highway Development Management Officer

01.06.23

Conditions 3 & 5 Landscaping and means of enclosure; the use of Portuguese Laurel is a matter of concern all front boundary treatment within 2.4 metres of the highway should not exceed 1 metre in height above

carriageway level to ensure all vehicles exiting the property have good sight lines of both approaching pedestrians and vehicles. This needs to take into account Condition 12 Sight Lines.

Condition 6 Given the property is four bedroom the cycle store does not appear large enough to accommodate 4 cycles.

Condition 8 Accepted. Code of Construction Practice

Condition 10 Details regarding lighting are limited just giving an image of a lantern type, with no details given regarding manufacturer or illuminance. It is doubtful they would cause an issue but you may consider further details are appropriate.

Following submission of revised plans the following comments were received:

19.07.23

The garage at a little over 3.2 metres wide is below the preferred size for a garage, but above the minimum requirement. I will accept there is potential for a couple of cycles to be stored vertically with others in a cycle store.

With regards to the boundary hedge, I'm pleased to see the removal of the Portuguese Laurel, but would suggest a condition that there shall be no hard or soft landscaping over one metre in height within the sight line, or if not plotted 2 metres of the highway boundary.

20.07.23

I note the submission shows 45m x 2.4m x 45m sight lines and subject to these being provided and maintained I have no objections.

I don't believe that the car park layout shown may be achievable, but there is adequate space for two vehicles which is all that is required to meet guidance.

GBC – Waste and Recycling

I have reviewed the attached planning application and can confirm that I am happy with the refuse and recycling storage arrangements.

Neighbouring properties

The application has been advertised by individual letters to 22 neighbouring properties with an overall expiry date of 20th July 2023. No comments have been received.

Officer's Analysis

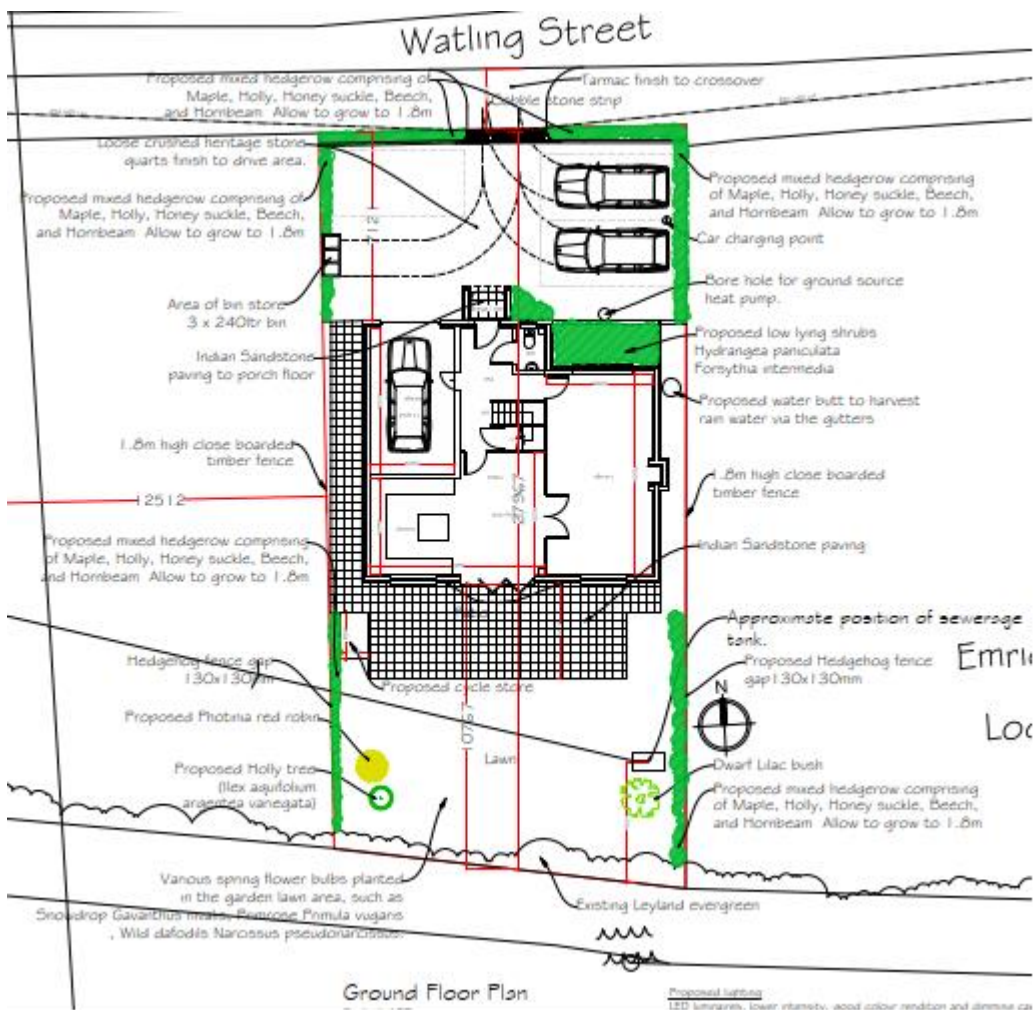
Proposal

This application is a reserved matters application for the approval of appearance and landscaping (Condition 3), full particulars of all fences, walls or other means of enclosure to the plot boundaries of the residential units (Condition 5), full particulars of cycle storage and refuse bin storage facilities to serve the residential unit (Condition 6), archaeological field evaluation works and any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation (Condition 7 i and ii), comprehensive Code of Construction Practice (Condition 8), a preliminary ecological appraisal (PEA) (Condition 9) and details of all proposed external lighting (Condition 10) pursuant to outline application reference number 20211448 for Application for outline planning permission with all matters reserved and being for the erection of one detached dwelling adjacent to 1 Foxbury Manor, Old Watling Street, Higham.

The outline approved site layout shows one house with parking and access from Watling Street:



The proposed property will be a two storey detached dwelling approx. 9.23m in height, 9.91m in depth (excluding canopy porch) and 11.59m in width. Internally there will be an entrance hall, w.c, garage, lounge, living room and kitchen at ground floor, four bedrooms, one bathroom and two en-suites at first floor and one bedroom and en-suite within the roofspace:



Parking would be a single integral garage and surface parking located to the front.

Principle

The principle of development has been accepted under reference 20211448. The main issues to consider in the determination of this application are as follows:

- Appearance
- Landscaping
- Boundaries
- Cycle and Refuse Storage
- Archaeology
- Code of Construction Practice
- Preliminary Ecological Appraisal; and
- External Lighting

(The principle and access have been deemed acceptable under the outline planning application 20211448.)

Housing Need

In regard to housing need, Policy CS02 (LPCS) sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. Evidence now available shows that the Council is not able to demonstrate a five-year housing supply. This engages the first part of footnote 8 of the National Planning Policy Framework and this means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the National Planning Policy Framework Para 11(d) unless:

- i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The principle of the proposed development for a net increase of '1' no. dwelling has already been established through the approved outline permission 20211448.

Green Belt and Surrounding Area

The site is located within a rural settlement inset from the Green Belt where the principle of residential development is acceptable providing it accords with the local and national policies. The surrounding properties are a mixture of two storey detached properties set in large plots and more modest terrace properties set in smaller plots with limited or no off road parking.

Design, Character and Appearance

The application site is a former garden area within Higham. Originally the land belonged to 1 Foxbury Manor and formed part of the garden area but has since been sub-divided as part of the outline permission. The proposed dwelling is large however in terms of the spatial layout of the area, the properties all differ in terms of plot size, shape and layout and again there is no distinct character or uniformity. 1 Foxbury Manor did have one of the largest plots within the immediate area. Taking into consideration the very mixed design of the surrounding properties and the barn hip roof of Nos. 1 and 2 Foxbury Manor to the west, there would be no objection raised in terms of the type of property being proposed in principle. As such, and in terms of character and appearance, the design would be in keeping with surrounding properties, and as such, the proposed layout is considered acceptable.

In terms of appearance, the proposed dwelling is of a modern design. It is shown to be built on top of the land as it slopes up from Watling Street, however this is the arrangement with the existing properties and therefore there is no objection with this regard. The submitted details differ to that of the outline permission with the property having further accommodation within the roofspace, with the inclusion of a single integral garage. The property would therefore be a two storey, five bedroom property laid out over three floors with

integral garage. The accommodation would comprise of entrance hall, WC, garage, lounge and kitchen/diner on the ground floor, four bedrooms, one bathroom and two en-suites on the first floor and one bedroom with en-suite within the roofspace. In terms of the footprint and layout of the property, this would not significantly alter from the outline permission. In terms of height, the proposed details show an increase in ridge height of 100mm over the outline permission. The barn hip roof design remains unchanged.

Proposed Elevations



In terms of materials the property is proposed to be finished in the following:

- Roof –slate
- Window Gables – slate grey boarding
- Walls – smooth white render with brick plinth and brick coining
- Windows – white UPVC double glazed
- Doors – composite timber front door
- Fascia – white UPVC
- Rainwater Goods – black plastic

The site is contained and the street scene is mixed and therefore no concerns are raised with regards to the use of these materials.

In terms of landscaping drawing no. 22/388/02 Rev C has been submitted which shows the rear garden laid to grass with small pockets of planting of Photinia, Holly tree and dwarf lilac bush, and Indian Standstone patio. The garden is bounded by 1.8m high close boarded fencing with hedgehog fence gaps on both sides, and with mixed hedgerow comprising of Maple, Holly, Honeysuckle, Beech and Hornbeam allowed to grow to 1.8m. The existing hedging of Leyland evergreen is to remain along the southern boundary.

The surface of the vehicular crossover will be tarmac with a cobble stone strip at the access and the driveway will be finished in loose crushed heritage stone quarts with Indian Sandstone paving to porch floor.

These details are considered acceptable and Conditions 3 and 5 have been satisfied.

Condition 6 of the appeal required the reserved matters to include details of cycle storage and refuse bin storage to serve the development. This has been included on drawing 22/388/02 Rev C and shows the bin store to the front containing 3x 240ltr bins which is acceptable and cycle store within the rear garden.

Landscape character

The site lies within the Higham Arable Farmlands landscape character area. The application site is self-contained with properties either side and, due to this, would prevent any direct loss of any of the features that contribute to the wider landscape character area. Any limited views of the proposed dwelling from the arable farmland would place the development in context with Old Watling Street and that the dwelling would not interrupt or obstruct any greater views of the wider landscape setting.

The proposed dwelling therefore accord with policies CS12 and CS19 of the Gravesham Core Strategy 2014.

Amenity of Future Occupiers

In terms of the layout and impact on the amenities of future occupiers, all the properties contain sufficient

floor area for the number of bedrooms. The bedrooms meet the size standards for doubles and each habitable room contains sufficient sunlight, daylight and outlook. There is sufficient outside space for the dwelling which accords with the minimum standards as previously assessed.

Neighbouring Amenity

All habitable room windows are located to the front and rear of the dwelling and therefore no concerns are raised with regards to overlooking. There is no overlooking between the proposed dwelling and 1 Foxbury Manor or Emrick Lodge is also a sufficient distance to suffer no loss of privacy.

Due to the path of the sun and the distances between dwellings there will be no detrimental impact in terms of loss of sunlight, daylight or outlook from the proposal.

The proposed development therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 with regards to amenity.

Parking and Highways

Access has already been considered as part of the outline application and no concerns were raised.

Drawing No. 22/388/02 Rev C shows the parking arrangements and sufficient turning arrangements, together with details of materials and sightlines that are sufficient and deemed acceptable to satisfy Condition 3 of 20211448.

Archaeology

An archaeological evaluation report for the site by Kent Archaeological Projects was submitted to address Condition 7 i and ii and the field evaluation demonstrated modern disturbance and no significant pre-modern archaeology. No further archaeological work is required and the submitted report is acceptable to discharge Condition 7 (Parts i and ii).

Code of Construction Practice

Condition 8 required the submission of a Code of Construction Practice. The information submitted is satisfactory and covers all the areas required by the condition and as such, Condition 8 can be discharged.

Ecology and Biodiversity

The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering waterbirds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreation purposes. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites which means that further declines in the bird population cannot be ruled out. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy. Having considered a number of options, the Council have decided to impose a tariff on new housing development. Developers will need to pay the relevant fee for every new dwelling provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds. In this instance, a fee of £253.83 has been paid at the outline application stage and as such accords with Policy CS12 (LPCS) that gives the highest level of protection for internationally designated sites of biodiversity interest.

The house is to be built on land currently laid to grass. The proposed development will result in the loss of some of the grass however, the plans show additional planting in the form of new trees and hedging

around the boundary. This is considered sufficient and complies with policy CS12 of the Gravesham Core Strategy 2014.

Preliminary Ecological Appraisal

Condition 9 required the submission of a preliminary ecological appraisal (PEA). The submitted PEA is considered to satisfy the condition subject to a statement from the applicant confirming compliance with the methodologies. A statement was received via email on 17th August 2023 confirming that the works will be undertaken in accordance with the advice and recommendations set out in Section 4 contained in the PEA.

As such all details relating to Condition 9 of 20211448 has been satisfied.

External Lighting

Condition 10 required the submission of external lighting details and the submitted details were deemed acceptable and sufficient to satisfy Condition 10 of 20211448.

Conclusion

The proposed details are considered acceptable in terms of reserved matters attached to outline approval 20211448 and will have no detrimental impact on the character of the street scene and surrounding landscape, neighbouring amenities, amenities of future occupiers, parking or highway safety, ecology and biodiversity, archaeology and lighting, and therefore accord with the abovementioned policies and are recommended for approval.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	18 th August 2023	Dated:	21st August 2023